

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 8, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:32 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson
Arthur Munoz
Craig Nicholson
Nathan Walter (Board member, Laura Foster was absent)
Mr. Beyerley (unit 208), Mr. Rauch (unit 351)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Homeowner, Mr. Rauch (351) discussed the frequency of **recycling pickup** and the **lerp psyllid** damage to the red gum eucalyptus trees at the Grove. The Board will consider more recycling pickups and investigate possible treatments for the lerp psyllid infestation.

Meeting Minutes: The **March Board Meeting minutes** (3/11/10) were reviewed and **approved** as presented.

Treasurer's Report:

	March '10	YTD
Total Income	\$65,466.06	\$195,959.80
Operating Expenses	36,443.80	88,048.78
Reserve Expenditures	2,385.52	5,714.75
Total Expenditures	38,829.32	93,763.53
Transfer to Reserve	(25,060.74)	(100,620.27)
Transfer from Reserve	0	0
Total in Savings	\$977,555.21	
Total Assets	\$1,015,014.22	

James N. reported Operating Expenses are approximately 4% below budget.

The March Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Slab leak** (unit 247): discussed legal opinions on repair responsibility (Homeowner responsible for repair per attorney Jim Smith; HOA responsible per attorney Gregory Lowe retained by #247 owner); James N. will ask Assoc atty Jim Smith to review his finding, in light of opinion drawn by G. Lowe.
- **Tank-less water heater** (unit 353): Mr. Walter requested approval for installation of water softening exchange tank installation; Board indicated approval, conditional on details of a written proposal that must include: Removal of system on demand by

Board; Homeowner is responsible for any damage incurred by the installation or operation of the system; Homeowner must return the property to its original condition on departure from the Grove. The Board granted Todd M. the authority to formally approve the installation on review of a written proposal from Mr. Walter.

- **Dry rot repairs:** James N. reported no repairs currently in progress.
- **Roof leak** (unit 104): owner reported moisture/water in unit, James N. replied (Mar. 2010), asking for more information, no Homeowner reply subsequently received.
- **Building 7606 improvements:** James N. reported formal structural engineering plans are being drafted, will be submitted to City of Goleta the week of Apr. 8, 2010; James N. to seek bids as soon as plans are finalized; former city engineer, Dan McLaughlin no longer with the City of Goleta office, new city engineer currently reviewing case.
- **Entry gate system:** no proposal yet received from Consolidated.
- **Owner occupancy By-law:** Ms. Nealon (unit 253) requested the Board waive occupancy rule for this unit; Board denied the request, stating the Board cannot waive the terms of the By-law.

No other Old Business

New Business

Items addressed:

- **Fumigation:** Board reviewed list of buildings yet to be fumigated (7626, 7628, 7638 and 7640); scheduling decision will be based on report of termite activity reports in 2010, to be reported to James N.
- **FHA loan approval / Insurance coverage increase:** the Board ruled individual Homeowners must make application for FHA loan approval; Board approved raising fidelity insurance coverage to \$750K for an additional \$508, through Allstate Insurance.
- **Large tree concern** (bldg. 7630 #219 & #222): Board approved tree-pruning recommendation from Progressive Care for \$2,850.
- **Item for May 2010 BOD meeting:** Re-roofing buildings 7636 and 7638.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:38.

The next Board meeting is scheduled for **Thursday, May 13, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe